

MINUTES OF THE MEETING OF THE
METROPOLITAN BUILDING COMMITTEE
Friday, 13th May, 1966. Room 250.
1441 Drummond Street. 12:30 p.m.

- ATTENDANCE: Mr I.R. Tait, Chairman, Messrs. W.E. Adkins, F.F. Fulton, A.E. Sargent, H. Umphrey, F.G. Hubbard, J.P. Petolas and R.S. Whittingham.
- REGRETS: Messrs. J. Bryson, R.E. Heartz, E. Smith, W.D. Robb, N. Wrightson, G. Shaw, and Dr. R.C. Rae.
- INVOCATION: The invocation was said by Mr. F.G. Hubbard.
- MINUTES: The Minutes of the meeting held on February 9th, 1966, having previously been circulated were taken as read, and upon motion duly passed, were accepted as a correct record of that meeting.

H.F. HALL BUILDING - PROGRESS REPORT:

Perini and Wilson Contracts.

Completion of the project is now in sight and to this end hand-over procedures are being planned and expedited with the owners. Several University departments are now occupying approximately fifteen percent of the new building and this will increase to twenty-five percent by June 1st, 1966. The main areas of concern are the completion of science laboratories involving the Wilson contract, and the difficulty in securing an adequate supply of supervisory personnel. Work on the Wilson contract has been slowed by the trucking strike in Ontario which has created temporary shortages of material and rendered work co-ordination difficult. In addition, work on the sixth floor has been impeded by aluminum extrusion material being incorrectly cut, thus creating temporary material shortages. Double shifting in some trades has been intermittent for the past six weeks. Every effort is being made to hasten the work, and the general contractor is insisting on sub-trades working overtime, however, it is believed that it will be difficult to avoid tradespeople being in the building at the time of the opening on September 1st, 1966.

Ratification of Change Orders.

A statement of change orders was approved since the last meeting and a summary of the total contract position to April 30, 1966, copies of which are attached to and form a part of these Minutes, were reviewed. Upon motion duly made and seconded it was

UNANIMOUSLY RESOLVED

that such change orders be and they are hereby ratified and accepted as forming a part of the total contract position as at April 30, 1966, now amounting to \$19,236,644.46. Care is being exercised to restrict change orders to those areas where a workable solution renders it absolutely necessary to provide additional work.

Reinstatement of Original Contract Items.

The Finance and Property Committee have advised that funds are available for the reinstating of certain contract items previously excluded for reasons of economy. The items agreed to, and upon which work has already begun, are as follows:

Down escalator from seventh to sixth floor	\$ 53,400.00
Communications Centre	107,100.00
Theatre rigging	100,000.00
Decorative glass for indoor campus	8,000.00
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	\$268,500.00

Renovations to the Norris Building.

In line with the total overall development of the H.F. Hall Building project, negotiations have been completed for the renovation and redesigning of the Norris Building, to provide for expanded administrative and changed classroom facilities. Upon motion duly made and seconded it was

UNANIMOUSLY RESOLVED

to ratify the upset price contract of the E.R. Casey Construction Company Limited, at a price of \$228,229.00, including a fixed fee of \$12,000.00. It was noted that the contract is approximately ten percent below the next lowest price and that the assurance has been given that the work will be completed by August 31st, 1966.

DRUMMOND STREET BUILDING - BOILER FACILITIES:

It was reported that the Drummond Street building boilers, acquired in 1928, have been condemned and that a contract has been placed for a new Vicker's oil burning boiler. Preliminary installation of pipe work and controls has begun, with completion scheduled for September 1st, or 15th at the latest. These facilities will provide adequate coverage for Winter operations, however, we will be dependent on a single boiler operation throughout the forthcoming Summer.

ARCHITECTS' FEES:

Meetings have been held with the architects in an attempt to resolve the question of whether to pay architects' fees on that part of the total cost of the work represented by refundable federal sales tax. No agreement has been reached. Legal advice was sought, which confirmed the opinion that no liability for the payment of such fees exists. It was noted, however, that additional design and consultative work had been provided by the architects without fee. In particular, as this applies to a design based on local by-laws which required the building to be at a different height front from back. Ultimately this design

was not required, but was provided by the architects over and above their normal fee requirements. Upon motion duly made and seconded it was

UNANIMOUSLY RESOLVED

that the architects, Messrs. Ross, Fish, Duschenes and Barrett, be and they are hereby requested to submit their account for additional work as discussed with them.

FURTHER RESOLVED

that no payment be made in respect of architects' fees on that part of the cost of the work represented by refundable federal sales tax.

VENTILATION OF DOWNTOWN AND NOTRE DAME DE GRACE BRANCH BUILDINGS:

It was reported the ventilation problems are being experienced in the Physical Department of the Downtown Branch, due primarily to inoperative heating coils. In addition, some form of air conditioning for the Cafeteria and Coffee Shop has been requested.

Air circulation and ventilation of the Notre Dame de Grace Branch was also reported to be causing serious problems in that negative air pressuers exist throughout the whole building. It was suggested that if possible these items be deferred until after Expo because of current increasing labour costs. However, despite this possibility, it was decided to obtain further details and costs from our engineers before determining future action.

As part of a preventive maintenance programme it was suggested that a systematic inspection of buildings be carried out upon an annual basis, and that technical assistance be obtained from the University for this purpose.

RENOVATIONS TO TENTH AND ELEVENTH FLOORS - RESIDENCE BUILDING:

The renovations to the tenth and eleventh floors of the Residence Building are now almost complete. Minor items of drapery and pictures still remain outstanding, however, the floors are in use and it was reported that the renovated rooms are being well received.

BUILDING COMMITTEE MEMBERSHIP:

The Chairman reported that Mr G. Shaw of the Canadian Pacific Railway has now retired and that Mr C.A. Colpitts, who is succeeding Mr Shaw, will be happy to serve on this Committee.

Upon motion duly made and seconded it was

UNANIMOUSLY RESOLVED

that the Chairman acknowledge Mr Colpitts' offer and extend to him a warm welcome from this Committee.

TERMINATION OF MEETING:

There being no further business for consideration the meeting was declared terminated at 2:00 p.m.

Chairman.

Secretary.